



BENICIA PLANNING COMMISSION SPECIAL MEETINGS AGENDA

City Hall Council Chambers

Monday, February 8, 2016
Tuesday, February 9, 2016*
Wednesday, February 10, 2016*
Thursday, February 11, 2016*

6:30 P.M.

**These special meetings are prescheduled to hear public comment and for the Planning Commission to take action on the EIR and the Use Permit on the Valero Crude by Rail Project. These meetings will be held only as needed. If all public comment is provided and the Planning Commission takes action, the agenda item will be closed and the additional meeting(s) will be cancelled.*

IF YOU WISH TO COMMENT DURING THE HEARING: Due to the large amount of public interest with this project, the City will be instituting a sign up system in order to speak during the public hearings. Interested members of the public will be allowed to speak in order of sign up. Sign ups will be available on the day of the meeting(s) from 8:30 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. at the Community Development Department, 250 East L Street, Benicia. At the hearing, please go to the sign up table just outside of the Council Chambers. Your name will be called in the order in which you signed up. You do not have to sign up in order to speak. However, you will not be called on until those who have signed up have spoken. In order to accommodate the public, we have arranged for overflow rooms in City Hall with the hearing streaming for you to view and listen. You can also view the event live from the City's website.

http://www.ci.benicia.ca.us/index.asp?Type=B_BASIC&SEC={FD712CCF-B69D-4DE4-B704-CD9E825B3187}

I. OPENING OF MEETING

- A. Pledge of Allegiance
- B. Roll Call of Commissioners
- C. **Reference to Fundamental Rights of Public** - A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to

this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

II. ADOPTION OF AGENDA

III. OPPORTUNITY FOR PUBLIC COMMENT

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject jurisdiction of the Planning Commission. State law prohibits the Commission from responding to or acting upon matters not listed on the agenda.

Each speaker has a maximum of five minutes for public comment. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Speakers may not make personal attacks on council members, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.

A. WRITTEN

B. PUBLIC COMMENT

IV. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker slip for that item.

- Any Item identified as a Public Hearing has been placed on the Consent Calendar because it has not generated any public interest or dissent. However, if any member of the public wishes to comment on a Public Hearing item, or would like the item placed on the regular agenda, please notify the Community Development Staff either prior to, or at the Planning Commission meeting, prior to the reading of the Consent Calendar.

V. REGULAR AGENDA ITEMS

A. [VALERO CRUDE BY RAIL PROJECT - ENVIRONMENTAL IMPACT REPORT AND USE PERMIT](#)

Application No. 12PLN-00063 Use Permit

Project Address: 3400 East Second Street; APN: 0080-110-480

PROPOSAL:

The proposed Valero Crude by Rail Project (CBR) would allow the Valero Benicia Refinery (Refinery) access to additional North American-sourced crude oil for delivery to the Refinery by railroad. Valero Refining Company is requesting approval of a Use Permit which would allow the installation and modification of Refinery non-process equipment that would allow the Refinery to receive a portion of its crude oil deliveries by rail car, replacing equal quantities of crude currently being delivered to the Refinery by

marine vessel. Valero intends to replace up to 70,000 barrels per day of the crude oil currently supplied to the Refinery by marine vessel with an equivalent amount of crude oil transported by railcars. The crude oil to be transported by railcars is expected to be of similar quality compared to existing crude oil imported by marine vessels. Crude delivered by rail would not displace crude delivered to the Refinery by pipeline.

Recommended Action: The Planning Commission hold a public hearing, consider all appropriate documents and testimony, and then act to:

1. Adopt the draft Resolution certifying the Final Environmental Impact Report, adopting California Environmental Quality Act ("CEQA") findings for the project and adopting the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program.
2. Adopt the draft Resolution approving the Use Permit for the Valero Crude by Rail Project, with the findings and conditions listed in the resolution.

VI. COMMUNICATIONS FROM STAFF

VII. COMMUNICATIONS FROM COMMISSIONERS

VIII. ADJOURNMENT

Public Participation

The Benicia Planning Commission welcomes public participation. Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The Planning Commission allows speakers to speak on agendized and non-agendized matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Planning Commission.

Should you have material you wish to enter into the record, please submit it to the Commission Secretary.

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the ADA Coordinator, at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting Procedures

All items listed on this agenda are for Commission discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action the Commission may take.

The Planning Commission may not begin new public hearing items after 11 p.m. Public hearing items, which remain on the agenda, may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Planning Commission decisions that are final actions, not recommendations, are considered by the City Council. Appeals must be filed in the Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

Public Records

The agenda packet for this meeting is available at the City Clerk's Office, the Benicia Public Library and the Community Development Department during regular working hours. The Community Development Department is open Monday through Friday (except legal holidays), 8:30 a.m. to 5 p.m. (closed from noon to 1 p.m.). Technical staff is available from 8:30 - 9:30 a.m. and 1:00 - 2:00 p.m. only. If you have questions/comments outside of those hours, please call 746-4280 to make an appointment. To the extent feasible, the packet is also available on the City's web page at www.ci.benicia.ca.us under the heading "Agendas and Minutes." Public records related to an open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Council Chambers. If you wish to submit written information on an agenda item, please submit to Amy Million, Commission Secretary, as soon as possible so that it may be distributed to the Planning Commission.